

CITY OF COLTON

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324

REGULAR MEETING – Tuesday, February 12, 2019 5:30 P.M.

Formal Agenda

Documents:

[DRAFT_COLTON PC AGENDA_2-12-2019.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[2019- 01-22 PC AGENDA DRAFT MINUTES.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARINGS:

Documents:

[STAFF MEMO_CONTINUANCE OF DAP-001-488.PDF](#)

G. DIRECTOR'S REMARK/REVIEW OF CITY COUNCIL AGENDAS

H. COMMISSION COMMENTS

I. ADJOURNMENT

ADJOURNMENT

Next Scheduled Meeting: Tuesday, February 26, 2019 at 5:30 p.m.

Documents Related to Open Session Agendas (SB 343). Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 8:00 am to 4:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324.

Appeal of Planning Commission Action. If you challenge in court any action of the Planning Commission related to a public hearing item, you may be limited to raising only those issues you or someone else has raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. A decision of the Planning Commission may be appealed to the City Council. An appeal must be filed within ten (10) days following the appellant's receipt of notice of the action.

ADA Compliance. In compliance with the American with Disabilities Act, if you need special assistance to participate in a Planning Commission Meeting, please contact the Planning Division at 909-370-5079. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting



CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE,
COLTON, CA 92324 REGULAR MEETING – Tuesday, February 12,
2019 5:30 P.M.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. APPROVAL OF MEETING MINUTES
 - 1. January 22, 2019 Planning Commission Minutes
- E. PUBLIC COMMENTS:
- F. PUBLIC HEARINGS:
 - 1. FILE INDEX NO. DAP-001-488

Commissioners: Linda Tripp, District 1 Richard Prieto, District 2 (Chair) Angel Delgado, District 3 (Vice Chair) Gary Grossich, District 4 Josh R. Pirestani, District 5 Thomas Archuleta, District 6 Rosa Granado-Dominguez, At Large
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Vasquez Car Dealership
(continued from January 22, 2019)

APPLICANT: Victor Vasquez (Vasquez Car Dealership)

PROPERTY OWNER: Mohammed Nakeeb

PROPERTY LOCATION: 1341 N. Mt. Vernon Avenue (APN(s): 0160-264-16, 17, & 18).

REQUEST: Conditional Use Permit to allow the expansion of an existing used auto sales lot use with regard to additional vehicle display area and new landscaping only, on property measuring approximately 27,000 square feet within the C-2 (General Commercial) Zone.

ENVIRONMENTAL DETERMINATION: Pursuant to CEQA Guidelines Section 15301 – Existing Facilities – Class 1. This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission continue the public hearing for DAP-001-488 to March 26, 2019.

- G. DIRECTOR’S REMARK/REVIEW OF CITY COUNCIL AGENDAS**
- H. COMMISSION COMMENTS**
- I. ADJOURNMENT**

Next Scheduled Meeting: Tuesday, February 26, 2019 at 5:30 p.m.

Documents Related to Open Session Agendas (SB 343). *Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 7:30 am to 5:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324.*

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CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING – Tuesday, January 22, 2019 – 5:30 P.M.

A. CALL TO ORDER: 5:30 p.m.

B. ROLL CALL:

Commissioners Present

Chair Richard Prieto
Vice Chair Angel Delgado
Thomas Archuleta
Rosa Granado-Dominguez
Gary Grossich
Josh R. Pirestani

Absent

Linda Tripp-excused.

C. PLEDGE OF ALLEGIANCE:

Led by Commissioner Grossich.

D. ELECTION OF OFFICERS.

Re-election of Richard Prieto as Chair, and Angel Delgado as the Vice Chair.

E. APPROVAL OF MEETING MINUTES:

1. December 11, 2018 Planning Commission Meeting Minutes.

Motion and second by Commissioner Archuleta/ Commissioner Grossich 4 to 0 to approve. Roll call vote as follows: Ayes: Commissioner Archuleta, Commissioner Granado-Dominguez, Chair Prieto, Commissioner Grossich and Commissioner Pirestani and Vice Chair Delgado. Commissioner Tripp absent. Noes: none.

F. PUBLIC COMMENTS:

- None.

Chair Prieto recognized Council Member Dr. G in attendance.

G. PUBLIC HEARINGS:

1. FILE INDEX NO. DAP-001-488

Vasquez Car Dealership

Commissioners:

Linda Tripp, District 1
Richard Prieto, District 2 (Chair)
Angel Delgado, District 3 (Vice Chair)
Gary Grossich, District 4
Josh R. Pirestani, District 5
Thomas Archuleta, District 6
Rosa Granado-Dominguez, At Large

APPLICANT: Victor Vasquez (Vasquez Car Dealership)

PROPERTY OWNER: Mohammed Nakeeb

PROPERTY LOCATION: 1341 N. Mt. Vernon Avenue (APN(s): 0160-264-16, 17, & 18).

PRESENTED BY: Steve Weiss, Planning Manager.

PUBLIC COMMENTS:

- Efren Guardado.
- Mr. Drysen, Architect for owner.

REQUEST: Conditional Use Permit to allow the expansion of an existing used auto sales lot use with regard to additional vehicle display area and new landscaping, only, on property measuring approximately 27,000 square feet within the C-2 (General Commercial) Zone.

ENVIRONMENTAL DETERMINATION: Pursuant to CEQA Guidelines Section 15301 – Existing Facilities – Class 1. This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission continue the meeting to verify property ownership.

Motion and second by Commissioner Grossich\Commissioner Archuleta 6 to 0 to continue the meeting. Roll call vote as follows: Ayes: Commissioner Archuleta, Commissioner Granado-Dominguez, Chair Prieto, Commissioner Grossich and Commissioner Pirestani and Vice Chair Delgado. Noes: None. Commissioner Tripp absent.

2. FILE INDEX NUMBER: DAP-001-552 Downtown Apostolic Church

APPLICANT: Downtown Apostolic Church

PROPERTY OWNER: AP-Mt. Vernon LLC

LOCATION: 1081 S. Mt. Vernon Avenue

ASSESSOR'S PARCEL NUMBER: 0276-551-01

PRESENTED BY: Steve Weiss, Planning Manager.

PUBLIC COMMENTS:

- Brian Clayborn, Pastor.
- Eamon Pardini, The Abbey Company.

REQUEST: Conditional Use Permit to establish a religious assembly use including Bible study within an existing 5,736 square foot tenant space within a multiple-tenant business/industrial center on a 2.18 acre site located within the M-1 (Light Industrial) Zone.

ENVIRONMENTAL DETERMINATION: The proposed use is exempt under Article 19, Section 15301 (Existing Facilities), Class 1 of the CEQA Guidelines. This section pertains to existing facilities that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Conditional Use Permit (CUP) by adopting a Resolution entitled:

RESOLUTION NO. R-02-19 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING CONDITIONAL USE PERMIT TO ESTABLISH A RELIGIOUS USE ASSEMBLY USE INCLUDING BIBLE STUDY WITHIN AN EXISTING 5,736 SQUARE FOOT TENANT SPACE WITHIN A MULTIPLE-TENANT BUSINESS/INDUSTRIAL CENTER ON A 2.18 ACRE SITE LOCATED WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE (FILE INDEX NO: DAP-001-552)

Motion and second by Commissioner Grossich/ Commissioner Pirestani 6 to 0 to approve. Roll call vote as follows: Ayes: Commissioner Archuleta, Commissioner Granado-Dominguez, Chair Prieto, Commissioner Grossich and Commissioner Pirestani and Vice Chair Delgado. Noes: none. Commissioner Tripp absent.

3. FILE INDEX NUMBER: DAP-001-228

**Tentative Tract Map No. 19983
(Roquet Ranch Specific Plan)**
(Continued from May 8, 2018,
June 2, 2018, August 14, 2018,
November 13, 2018 & December
11, 2018)

APPLICANT: Bill Lo, Sunmeadows, LLC

PROPERTY OWNER: Roquet Family, LLC

PROPERTY LOCATION: West of La Cadena Drive and East of Old Pellissier Road, City of Colton (APN(s): 116-701-101, 116-702-101, 116-701-102, 116-702-105, 116-702-121, 116-703-118, 116-702-123, and 116-702-122).

PRESENTED BY: Steve Weiss, Planning Manager.

PUBLIC COMMENTS:

- Amy Vasquez, opposed project. Unnecessary – Cultural resources, invasive weeds, traffic.
- Jason Martinez, with CHICA . Opposed.

- Mary Valdomar, opposed urban sprawl. Continuance is diversion tactic.

REQUEST: Tentative Tract Map No. 19983 to subdivide approximately 336.2 acres to allow for development of the site consistent with the Roquet Ranch Specific Plan, Development Application Number DAP-001-228. TTM 19983 would subdivide the project site into 469 lots consisting of: 436 single family residential lots; five (5) lots for future residential development; one (1) lot for commercial development; one (1) lot for school development; one (1) lot for fire station development; twenty-five (25) open space lots and 16.5 acres of roadways.

ENVIRONMENTAL DETERMINATION: (State Clearinghouse Number 2016061056) An Environmental Impact Report has been prepared pursuant to the Environmental Quality Act (Public Resources Code §21000, et. Seq.), and in accordance with the CEQA Guidelines (Article 9, § 15120 to §15132) to evaluate the potential environmental impacts associated with planning, constructing, and operating the proposed Roquet Ranch Specific Plan Project, including Tentative Tract Map No. 19983. The Final EIR, Findings, Statement of Overriding Considerations, accompanying mitigation measures and Mitigation Monitoring and Reporting Program for this Project were adopted by the Colton City Council on May 15, 2018.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission continue the public hearing for **Tentative Tract Map No. 19983** to February 26, 2019.

Motion and second by Commissioner Grossich/ Commissioner Delgado 6 to 0 to continue meeting to February 26, 2019. Roll call vote as follows: Ayes: Commissioner Archuleta, Commissioner Granado-Dominguez, Chair Prieto, Commissioner Grossich and Commissioner Pirestani and Vice Chair Delgado. Noes: none. Commissioner Tripp absent.

H. DIRECTOR'S REMARK/REVIEW OF CITY COUNCIL AGENDAS

- Walking Tour of South Colton.
- Paving on La Cadena Dr.

I. COMMISSION COMMENTS:

Archuleta

- Happy New Years.
- Congratulated Chair Prieto and Vice Chair for another year.
- Work on 9th street tree planting continuing.

Delgado

- Spoke regarding delays and continuances.
- Happy that streets are getting done,
- Patio on O St. who owns? Who is taking care of this?
- What is the City doing to discourage loitering and illegal activities?

Granado-Dominguez.

- Thanks everybody for hard work.
- Happy New Year.

Grossich

- Need to figure out how many minutes the Commission will give people to speak during Roquet Ranch hearing.
- Welcome back Commissioner Pirestani.

Prieto

- Wants to speak before the Utilities Commission regarding commercial enforcement stop gap measures.
- Thanks to Commission for confidence.
- Will only speak at City Council with Commission's support.
- Will be meeting with Mark Tomich regarding the street naming policy.
- City should acquire Patio and take over and reintroduce the culture of Colton. Always stay vigilant.

J. ADJOURNMENT

Motion and second by Commissioner Grossich / Commissioner Granado-Dominguez to adjourn meeting.

Approved by

Mark Tomich, Development Services Director



STAFF REPORT PLANNING COMMISSION

DATE: FEBRUARY 12, 2019

TO: PLANNING COMMISSION

FROM: MARK TOMICH, AICP, DEVELOPMENT SERVICES DIRECTOR

PREPARED BY: STEVE GONZALES, ASSOCIATE PLANNER

SUBJECT: **CONDITIONAL USE PERMIT TO ALLOW THE MODIFICATION OF AN EXISTING USED AUTO SALES LOT WITH REGARD TO ADDITIONAL VEHICLE DISPLAY AREA AND NEW LANDSCAPING ON PROPERTY MEASURING APPROXIMATELY 27,000 SQUARE FEET WITHIN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX NO. DAP-001-488)**

RECOMMENDED ACTION

At the request of the applicant, staff is recommending that the proposed Conditional Use Permit be continued to the March 26, 2019 Planning Commission meeting. The reason for the continuance is to allow the applicant to obtain the correct property owner's notarized signature for the Conditional Use Permit application.